

Lowes Barn Community Project CIO

Registered charity number 1192101

Companies House number - CEO23176

**Trustees' report and receipts and payments account
for the year ended
30 September 2022**

Lowes Barn Community Project CIO
Registered Charity Number: 1192101
Company number CE023176
Trustees' Annual Report for 1st October 2021 to 30th September 2022

Aims and objectives

The LBCP Charitable Incorporated Organisation (CIO) aims as set out in its charitable objects and the Constitution are:

- 1) To further or benefit the INHABITANTS of DURHAM CITY SOUTH WEST (including NEVILLE'S CROSS, CROSSGATE MOOR, MERRYOAKS, SHERATON PARK, MOUNT OSWALD and STONEBRIDGE) and the neighbourhood THEREOF, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said INHABITANTS and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the INHABITANTS.
- 2) To establish or secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the above object.

The LBCP CIO was established to continue the aims of the unregistered small charity Lowes Barn Community Project (LBCP) in order to facilitate the development of the community centre (Object 2) which is a pre-requisite to delivering Object 1 for the benefit of the community.

Ensuring our work delivers our aims

The LBCP CIO was registered with the Charity Commission on 2nd November 2020 with the inaugural Trustees meeting taking place on 31st March 2021. In this second year since registration, the Trustees have continued to work on the operational transition from the LBCP (unregistered charity) to the LBCO CIO. We have ensured that we tested our assumptions of the needs of our beneficiaries through a household community survey conducted from January to mid-March 2022. This has allowed us to review our assumptions and gain new insights into the needs of the community we serve.

The focus of our work

Key areas of focus during this period:

- Completing a household community survey across Durham South West neighbourhoods;
- Completing the Ground Lease for the land at the Lowes Barn Recreation Ground on which the community centre will stand;
- Securing sufficient funding to build the community centre, in an extremely challenging economic climate where building material costs are increasing rapidly due to the combined impacts of COVID and the UK's departure from the EU;
- Growing volunteering related to the community centre within the community;
- Preparing for the opening of the community Centre by establishing policies and procedures, engaging with stakeholders and the membership, and starting to develop a programme of healthy recreation and well-being activities for all, as well as ensuring activities and services are provided for identified communities of need.

How our activities deliver public benefit

The community survey has confirmed the need and desire for a community centre for Durham South West and neighbourhoods.

The top three themes emerging from the survey were:

- Improving social contacts, improving emotional/mental health and wellbeing and feeling less lonely and isolated
- Improving physical health and fitness
- Provision of constructive activities for my children

The survey also showed that as a result of COVID, respondents placed a higher importance on access to a local community centre, involvement in and support from the local community, and that people are now more interested in local leisure time activities.

This coming year, our focus will be on:

- Continuing to develop the LBCP CIO structures, governance and management practices as its activities grow rapidly;
- Completing the community centre build and opening the centre to the public;
- Raising funding for a development officer and to ensure the community centre is appropriately equipped (physical assets) to

deliver its aims;

- Engaging with stakeholders to develop the programme of activities at the community centre;
- Increasing engagement with the community through volunteering;
- Developing a sense of community through community events.

Financial review

The Lowes Barn Community Project CIO was financially active in the period 1st Oct 2021 to 30th Sept 2022.

Permission was received for the asset and liability transfer from the Charity Commission in an s105 Order dated 15th June 2021. The LBCP AGM (15th November 2021) formally instructed that all assets and liabilities of the LBCP were to be transferred to the LBCP CIO.

The LBCP CIO has successfully established a business bank account for the LBCP CIO with Lloyds Bank. The bank account was operational from 1st May 2022 and requires two signatories for financial transactions. Funds were transferred from the LBCP (unregistered charity) bank account to the new LBCP CIO bank account in two transactions: £275.56 on 21st July, and £9739.70 on 9th August (to cover specific invoice payments). The LBCP (unregistered charity) bank account remains open as the new bank account details are still being notified to all relevant parties that pay into that account. The balance in the LBCP (unregistered charity) account at 30th Sept 2022 was £10.

All providers of funding awards to the LBCP CIO have been notified of the change of name and status to the LBCP CIO, and of the new bank account details. Accounts have been prepared for both the LBCP and the LBCP CIO for this financial year and will be reported at the AGM on 7th Dec 2022. The asset transfer from the LBCP unregistered charity to the LBCP CIO will be finalised in the next reporting period.

Achievements and performance

Community engagement

The LBCP CIO undertook a community survey (paper and on-line) between mid-Jan and mid-March 2022. Approximately 3100 thousand printed paper surveys and Freepost return envelopes were distributed by a team of 32 volunteers across Durham South West, covering the neighbourhoods of Neville's Cross, Crossgate Moor, Merryoaks, Sheraton Park, Mount Oswald and Stonebridge. The survey was completed by 491 households, of which 406 returned the paper survey and 85 households completed the survey on-line. This is a return rate of 15.8%. The survey provided important evidence of support for the community centre and also enabled the Trustees to check assumptions and gain new insights into areas of community need. The evidence provided by the survey was key to securing additional grant funding.

The community survey also enabled the development of volunteering in support of the community centre, providing an opportunity to work together as a wider group and to expand the sense of achievement and ownership of the project at community level. It also helped to generate interest in community fundraising which will be needed to support full centre opening (equipment for the centre is not currently included in the budget), and to ensure the future success of the centre and delivery of LBCP CIO objectives.

A children's competition to name and design a logo for the new Community Centre was also underway throughout the reporting period, including engagement with the local primary schools.

Fundraising

During the reporting period, the LBCP CIO was successful in securing the following funding awards towards the establishment of the community centre:

Funding Award	Type	Date of Award	Value
Area Action Partnership – 21AB-DCTY022	Durham Area Budget	10/5/22	£13,000
Durham County Council (DCC)	Improving Community	18/5/22	£150,000
Area Action Partnership – 21TVF-DCTY003	Towns and Villages Budget	19/5/22	£15,000

These funds were awarded during the reporting period but not transferred to the LBCP CIO. They will be transferred by Durham County Council (DCC as requested by the LBCP CIO to complete the community centre build.

Following the final award on 19th May 2022, the LBCP CIO had secured sufficient funding commitments to proceed with the build of the community centre.

Community centre planning

Through the reporting year and prior to securing all funds to enable the community centre build, the LBCP CIO continued to work with D3 Associates, who delivered the Feasibility Study, Design and Technical Design (RIBA Stages 1-4), as the Design and Project Management consultants on this project.

In May 2022, the UK economy was experiencing significant supply chain disruption, material shortages and consequently rapidly increasing costs for materials in the construction sector and so speed was of the essence in terms of initiating the community centre build to secure building materials at affordable prices. A significant award received from the DCC Improving Community Resilience Fund was instrumental in enabling this long-planned project to proceed into the build stage.

In anticipation of securing full funding, and following a value engineering activity with two construction companies from the original tender to six companies in 2020, the LBCP CIO received a tender offer dated 6th April 2022 of £709,024.24 (including a 5% contingency) from WJM Quigley for the construction of the community centre. Following the third funding application approval, a pre-start meeting was held on 20th May 2022 and The LBCP CIO signed a Ground Lease with Durham County Council (DCC) on 20th May 2022 for the lease of land at the Lowes Barn Recreation Ground on which the community centre is now being built.

As of 30th September 2022, the community centre construction was well underway with an anticipated handover date of 17th December 2022 with costs within the planned budget.

Structure, governance and management

The governing document of the CIO is the LBCP CIO Constitution (associate member CIO model).

The process for the appointment of Trustees is set out in the LBCP CIO Constitution as follows:

- At the first AGM, all the current Trustees will retire, and the membership will elect the charity Trustees for the next year.
- At subsequent AGMs, one third of the current Trustees will retire (by lot if necessary) and the membership will elect the charity Trustees for the next year. Trustees may be reappointed after retirement, but after a period of 3 years there must be an interval of one year

At the first AGM of the LBCP CIO membership on 4th November 2022, all the founding Trustees stepped down and the membership elected the following Trustees and officers:

Officers of the LBCP CIO:

- Chair – Dr Jennifer Thompson
- Treasurer and secretary – Mrs Suzanne McGoay

Trustees during the reporting period:

- Mr Stephen Ashfield
- Mr Chris Everett
- Mr William Greeves
- Mrs Claire Murray Kemp
- Mrs Clare Deasy
- Mr Martin Ruerup*

Mr Ruerup was appointed during the reporting period by the Trustees as an additional Trustee and will stand down at the next AGM meeting when he may stand for re-election if he so wishes.

There were no corporate Trustees appointed or serving during the reporting period.

Reference and administrative details

Charity name - Lowes Barn Community Project CIO

Other name the charity uses - LBCP CIO

Registered charity number- 1192101

Company number - CE023176

Charity's principal address - 28 Geoffrey Avenue, Durham DH1 4PF

Declarations

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the LBCP CIO's Trustees:

Name - Dr Jennifer Thompson

Mrs Suzanne McGoay

Position - Chair

Treasurer and Secretary

Signature

Jennifer Thompson
26th July 2023

Suzanne McGoay
26th July 2023

Date

Lowes Barn Community Project CIO

Charity number

1192101

Charity number

CE023176

Independent examiner's report for the year ended 30 September 2022

Independent examiner's report to the Trustees of Lowes Barn Community Project CIO (the charity)

I report to the trustees on my examination of the accounts of the above charity ("the Charity") for the year ended 30 September 2022.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

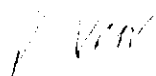
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Name: Rona Kerr FCCA

Date: 27/07/2023

Address: Tanfield Lea Business Centre
Tanfield Lea North Industrial Estate
Stanley
County Durham
DH9 9DB

Lowes Barn Community Project CIO

Charity number

1192101

Company number

CEO23176

Receipts and payments account for the year ended 30 September 2022

	2022	2021
Receipts		
Grants and donations	95,276	-
S105 transfer from Lowes Barn Community Project	10,015	-
	<u>105,291</u>	<u>-</u>
Payments		
Build costs	94,906	-
Total payments	<u>94,906</u>	<u>-</u>
Net receipts	10,385	-
Cash funds this year	<u>10,385</u>	<u>-</u>

Statement of assets and liabilities at the year end

Bank current account	10,385	-
Trade creditors	73,876	-

In addition to the above cash balances the Lowes Barn Community Project CIO has assets to the value of £0.00. The value of all other monetary assets, investment assets, assets retained for the charity's own use is £0.00. The value of other liabilities is £0.00.

The liabilities will be funded through grant income which has been awarded but not drawn down until required.

Future commitments

At the balance sheet date there were £611,549 of grants awarded to the charity but not claimed. Grants are claimed when costs are incurred.

At the balance sheet date there were £573,426 of committed liabilities on the build of the property.

These accounts have been prepared on a Receipts and Payments basis in accordance with the requirements for a non-company charity (CIO) which has a gross income of £250,000 or less during the financial year.

Signature Jennifer Thompson
J Thompson (Trustee)

Signature Suzanne McGoay
S McGoay (Trustee)

Date 26th July 2023

Date 26th July 2023